



## PLANNING COMMISSION

The Planning Commission meets the first and third Wednesday of the month at 7:00 p.m. in the City Council Chambers. All meetings are open to the public. Speakers are asked to complete a "Speaker Information" card (available at the meeting) and deposit it in the box at the podium. No new items will be discussed after 11:00 p.m. If there are items remaining they will be heard at the next regular meeting.

General Plan Amendments, Zone Changes and Variances require a public hearing before the Planning Commission and the City Council. They will automatically be submitted to City Council for hearing approximately 45 days after the Planning Commission hearing.

Actions of the Community Development Director or Planning Commission may be appealed by the applicant, City Council, City Manager, or other interested parties by filing a written notice of appeal along with the required appeal fee with the City Clerk within 15 days of the action.

Staff reports are available for review at the Community Development Department, Civic Center Main Library and the City Clerk's Office. Questions or concerns may be directed to Planning Manager Gregg Lodan at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page [www.TorranceCA.Gov](http://www.TorranceCA.Gov).

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please call 310.618.5990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.  
[28CFR 35.102-104 ADA Title II]

**HOURS OF OPERATION**  
Monday through Friday from  
7:30 a.m. to 5:30 p.m.  
Offices are closed alternate Fridays.

City Hall will be closed:  
Friday, March 9 & 23, 2012

# CITY OF TORRANCE PLANNING COMMISSION

**CITY COUNCIL CHAMBERS  
CITY HALL, 3031 TORRANCE BOULEVARD  
TORRANCE, CALIFORNIA 90503**

**WEDNESDAY, MARCH 7, 2012**

**7:00 P.M.**

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*"Never limit yourself because of others' limited imagination;  
never limit others because of your own limited imagination."*

*~ Mae Jemison, astronaut ~*

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## AGENDA

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. ROLL CALL / MOTIONS FOR EXCUSED ABSENCE**
- 4. REPORT ON POSTING OF AGENDA**  
The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Friday, March 2, 2012.
- 5. APPROVAL OF MINUTES: January 18, 2012 and February 1, 2012**
- 6. REQUESTS FOR POSTPONEMENTS**
- 7. ORAL COMMUNICATIONS FROM THE PUBLIC #1**  
Comments on this portion of the agenda are limited to items not on the agenda and to no longer than 3 minutes per speaker. Under the provisions of the Brown Act, the Commission is prohibited from taking action or engaging in discussion on any item not appearing on the posted agenda.
- 8. TIME EXTENSIONS**

**9. SIGN HEARINGS**

A. SNP12-00001: SOUTH BAY PRE-OWNED DEALERSHIP (ALAMEDA PROPERTIES LTD)

Planning Commission consideration for approval of a Sign Permit to allow one internally illuminated double-face electronic reader board ground sign on property located in the C-2 Zone at 2475 Pacific Coast Highway.  
(Reso. No. 12-013)

**10. CONTINUED HEARINGS**

**11. WAIVERS**

**12. FORMAL HEARINGS**

A. PRE12-00003: GREG SCHNEIDER (DON SMITH-ARIZMENDI/MITCH CLOW)

Planning Commission consideration for approval of a Precise Plan of Development to allow semi-subterranean and upper level additions to an existing one-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 416 Avenida de Jose.  
(Reso. No. 12-014)

B. MOD12-00001: ARIEL L VALLI (EXTRA SPACE STORAGE)

Planning Commission consideration for approval of a Modification of a Conditional Use Permit (CUP73-22) to allow the remodel of an existing self-storage facility, in conjunction with the reconfiguration of the sales office and manager's unit on property located in the M-L Zone at 17421 Western Avenue. (Reso. No. 12-015)

**13. RESOLUTIONS**

**14. PUBLIC WORKSHOP ITEMS**

**15. MISCELLANEOUS ITEMS**

**16. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS**

**17. LIST OF TENTATIVE PLANNING COMMISSION CASES**

**18. ORAL COMMUNICATIONS FROM THE PUBLIC #2**

**19. ADJOURNMENT**